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Department of Planning & Zoning**

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## **STAFF REPORT 2005-2006 AREA PLANS REVIEW**

**SUPERVISOR DISTRICT(S):** Braddock

**APR ITEM(S):** 05-III-4P

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**NOMINATOR(S):** Deborah Albert, Department of Planning and Zoning

**ACREAGE:** 1.54 Acres

**TAX MAP I.D. NUMBERS:** 77-3((1))5,5A,6

**GENERAL LOCATION:** 10958, 10960, 10968 Clara Barton Drive.

**PLANNING AREA(S):** III

**District(s):** Pohick

**Sector:** Middle Run (P6)

**Special Area(s):** N/A

**ADOPTED PLAN MAP:** Alternative Uses

**ADOPTED PLAN TEXT:** Incorporation into Burke Centre Residential Planned Community (RPC) or residential use at 2-3 dwelling units per acre (du/ac).

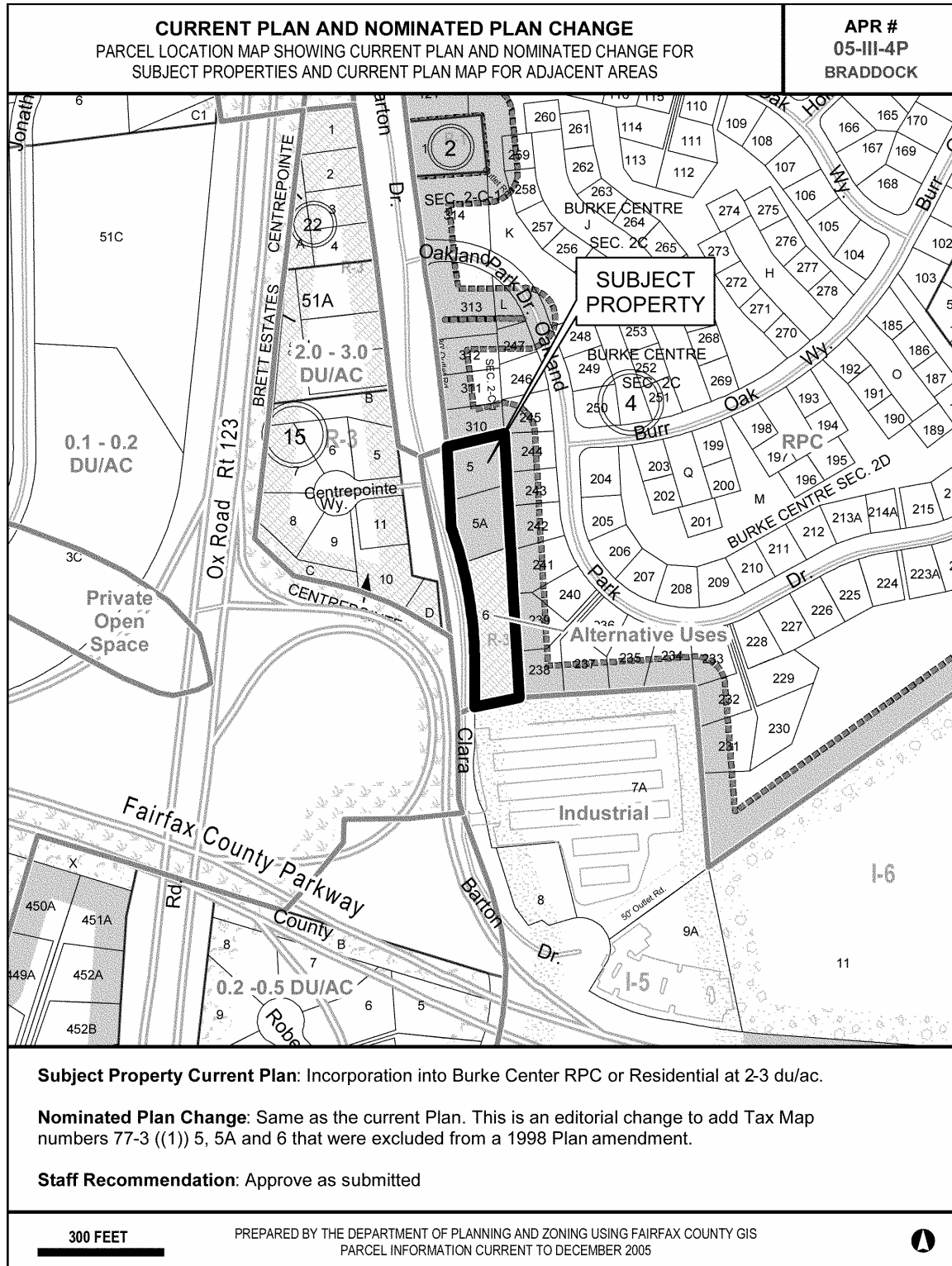
For complete Plan text see <http://www.fairfaxcounty.gov/dpz/comprehensiveplan/planareas.htm>  
<http://www.fairfaxcounty.gov/dpz/comprehensiveplan/area3/pohick.pdf>  
p. 25-26.

**PROPOSED PLAN AMENDMENT:** Alternative Uses. Same as the current Plan. This is an editorial change to add Tax Map numbers 77-3((1))5,5A and 6 that were excluded from a 1998 Plan amendment.

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**SUMMARY OF STAFF RECOMMENDATION:**

- ☒ X Approve Nomination as submitted  
☐ Approve Staff Alternative  
☐ Retain Adopted Plan
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## CONTEXT

### *General Location:*

The subject properties (tax map parcels 77-3((1))5, 5A and 6) are located at 10958, 10960 and 10962 Clara Barton Drive, north of the Fairfax County Parkway. The properties are bounded on the north and east by the Burke Centre Residential Planned Community, section 2C and on the west by Clara Barton Drive. A self-storage facility is immediately south of the subject properties.

### *Planned and Existing Land Use and Zoning*

***Subject Property:*** The subject property is located within the Middle Run Community Planning Sector in the Pohick Planning District. The site is planned for alternative uses and the Plan states that these properties are appropriate for incorporation into the Burke Centre Residential Planned Community or residential use at 2-3 du/ac. The properties are zoned R-1 (parcels 77-3((1))5 and 5A) and R-3 (parcel 77-3((1))6).

### *Adjacent Area:*

***North and East:*** The area to the north and east of the subject property is planned for Residential Planned Community and is zoned PRC (Planned Residential Community). This neighborhood is developed with single-family detached homes.

***West:*** The subject properties are bounded on the west by Clara Barton Drive and Ox Road (Route 123) further west. The area in between Clara Barton Drive and Ox Road is planned and developed for residential use at 2-3 du/ac and is zoned R-3.

***South:*** The property immediately south of the subject property is planned for industrial use and is zoned I-5 and is currently developed as a self-storage facility. This property is bounded to the south by Clara Barton Drive and the Fairfax County Parkway.

## PLANNING HISTORY

In 1993 there was no site-specific Comprehensive Plan text guidance for the subject property and other properties similarly situated on the perimeter of Burke Centre; these properties were shown on the Comprehensive Plan map for Planned Residential Community. As a result of the approval of APR item 94-III-8P during the 1994 Area Plans Review process, Comprehensive Plan text guidance was added to specify that these parcels (although not identified by tax map parcel number) could be incorporated in Planned Residential Community or developed with residential use at 2-3 dwelling units per acre. The Comprehensive Plan Map was also changed to show these parcels as being planned for alternative uses.

The approval of APR item 98-III-4ED during the 1998 Area Plans Review process further amended the Comprehensive Plan text guidance for these parcels planned for alternative uses on the perimeter of Burke Centre Residential Planned Community by identifying the tax map parcel numbers which corresponded to the same parcels shown for alternative uses on the Comprehensive Plan map. Adding the tax map reference numbers was intended to clarify the intent of the Plan text. However, the tax map references for the subject properties were inadvertently omitted from the proposed text in the nominated and approved Comprehensive Plan text.

### **ADOPTED COMPREHENSIVE PLAN TEXT**

Fairfax County Comprehensive Plan, Area III, 2003 Edition, Pohick Planning District as amended through December 6, 2004, P6 - Middle Run Community Planning Sector, Recommendations, Land Use, Recommendation #4, page 67:

- “4. Parcels 78-3((1))9, 12A, 13A, 17, 17A, 32 and 47 on the perimeter of the Burke Centre Residential Planned Community are shown on the Comprehensive Plan Map for Alternative Uses. These parcels are appropriate for incorporation into the Burke Centre RPC or residential use at 2-3 dwelling units per acre. This recommendation is consistent with long-standing land use guidance for these parcels on the periphery of Burke Centre. [Not shown]”

The adopted Comprehensive Plan Map shows this area planned for Alternative Uses.

### **NOMINATED PLAN AMENDMENT**

The proposed editorial update is for clarification purposes, and is intended to add the three tax map parcel numbers (77-3((1))5, 5A and 6) that were inadvertently excluded from a previous Plan amendment during the 1998 Area Plans Review process.

### **ANALYSIS**

**Summary:** The nomination is editorial in nature and does not propose any changes to adopted planned land uses and intensities/densities. The proposed editorial update is intended to add three tax map parcel numbers (77-3((1))5, 5A and 6) that were inadvertently excluded from a previous Plan amendment during the 1998 Area Plans Review process.

### **RECOMMENDATION**

Staff recommends approval of the nomination as submitted.

**PROPOSED AMENDMENT TO THE COMPREHENSIVE PLAN**

**MODIFY:** Fairfax County Comprehensive Plan, 2003 Edition, Area III volume, Pohick Planning District, as amended through December 6, 2004, P6- Middle Run Community Planning Sector, Recommendations, Land Use, page 67:

“4. Parcels 78-3((1))9, 12A, 13A, 17, 17A, 32, and 47 and 77-3((1))5, 5A and 6 on the perimeter of the Burke Centre Residential Planned Community are shown on the Comprehensive Plan Map for Alternative Uses. These parcels are appropriate for incorporation into the Burke Centre RPC or residential use at 2-3 dwelling units per acre. This recommendation is consistent with long-standing land use guidance for these parcels on the periphery of Burke Centre. [Not shown] ”

**PLAN FIGURES**

There will be no change to Comprehensive Plan figures.

**THE PLAN MAP**

The Comprehensive Plan Map will not change.